139.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,218,100 / 1,218,100
					USE VALUE:	1,218,100 / 1,218,100
					ASSESSED:	1,218,100 / 1,218,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SLAFER WARREN D--ETAL
Owner 2:	DAVIS ANDREA D
Owner 3:	
Street 1:	99 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .269 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 2505 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11700.000	518,900	5,300	693,900	1,218,100
Total Card	0.269	518,900	5,300	693,900	1,218,100
Total Parcel	0.269	518,900	5,300	693,900	1,218,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.27 | /Parcel: 486.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89282
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

!10749!

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	518,900	5300	11,700.	693,900	1,218,100		Year end	12/23/2021
2021	101	FV	504,600	5300	11,700.	693,900	1,203,800		Year End Roll	12/10/2020
2020	101	FV	504,600	5300	11,700.	693,900	1,203,800	1,203,800	Year End Roll	12/18/2019
2019	101	FV	378,300	5300	11,700.	732,500	1,116,100	1,116,100	Year End Roll	1/3/2019
2018	101	FV	378,300	5300	11,700.	539,700	923,300	923,300	Year End Roll	12/20/2017
2017	101	FV	378,300	5300	11,700.	516,600	900,200	900,200	Year End Roll	1/3/2017
2016	101	FV	378,300	5300	11,700.	478,000	861,600	861,600	Year End	1/4/2016
2015	101	FV	358,800	5300	11,700.	400,900	765,000	765,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:18:10

LAST REV

Date	Time
02/19/19	13:32:20
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10749

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COONEY MILDRED	21792-149		2/26/1992		274,200	No	No	Y	

USER DEFINED

Prior Id # 1:	89282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2011	1300	Porch	4,900					repair & repaint f
11/5/2007	1023	Re-Roof	3,300	C				
12/4/1997	727		10,000					EXTEND-REBUILD POR
12/3/1996	627	Manual	2,500					CEDAR SHINGLES
11/5/1992	597		24,000					21X14 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
2/12/2009	Meas/Inspect	336	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
10/18/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11700		Sq. Ft.	Site		0	90.	0.66	10									693,895						693,900	

Total AC/HA:	0.26860	Total SF/SM:	11700	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	693,895	Spl Credit		Total:	693,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	6 - Stucco	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09247780
Const Adj.:	0.99890995
Adj $ / SQ:	147.324
Other Features:	128300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637524
Depreciation:	118579
Depreciated Total:	518945

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	7	
Totals			
1	11	7	

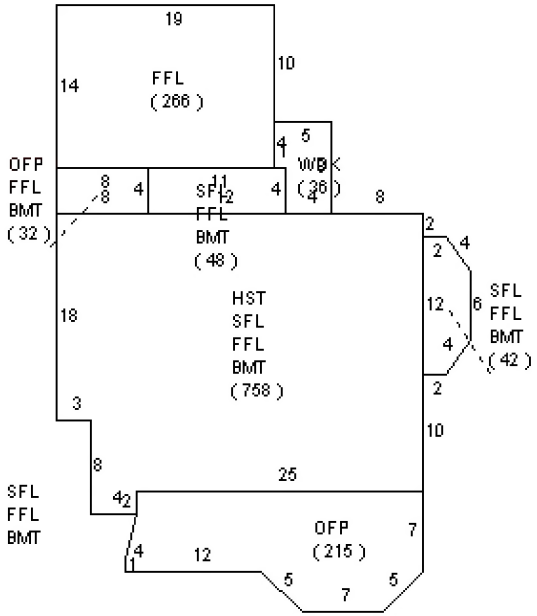
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.26
Special Features:	0	Val/Su Net:	146.75
Final Total:	518900	Val/Su SzAd	218.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,146	147.320	168,833
BMT	Basement	880	48.510	42,686
SFL	Second Floor	848	147.320	124,931
HST	Half Story	379	147.320	55,836
OFP	Open Porch	247	23.150	5,719
WDK	Deck	36	15.980	575

Net Sketched Area:	3,536	Total:	398,580
Size Ad	2373	Gross Area	3915	FinArea	2505
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1930	20.95	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300